

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Stephen Gyor AICP, Case Manager
Joel Lawson, Associate Director Development Review

DATE: March 11, 2014

SUBJECT: BZA Case 18730 - request for special exception relief under § 223 to construct an addition to an existing row dwelling at 651 F Street NE.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following relief:

- § 403.2 Lot Occupancy (66.1% existing; 60% max. permitted; 66.1% proposed); and
- § 2001.3 Nonconforming Structure

II. LOCATION AND SITE DESCRIPTION:

Address:	651 F Street NE
Legal Description:	Square 861, Lot 204
Ward:	6
Lot Characteristics:	The Subject Property is 16 ft. wide along the F Street NE frontage and approximately 78 ft. in depth. A 10 ft. wide public alley is located to the rear.
Zoning:	R-4 - permits matter-of-right development of single-family residential uses (including detached, semi-detached, row dwellings, and flats.
Existing Development:	Row dwelling, permitted in this zone.
Historic District:	Capitol Hill Historic District
Adjacent Properties:	Adjacent properties include row dwellings.
Surrounding Neighborhood Character:	The neighborhood is characterized by two and three story row dwellings.

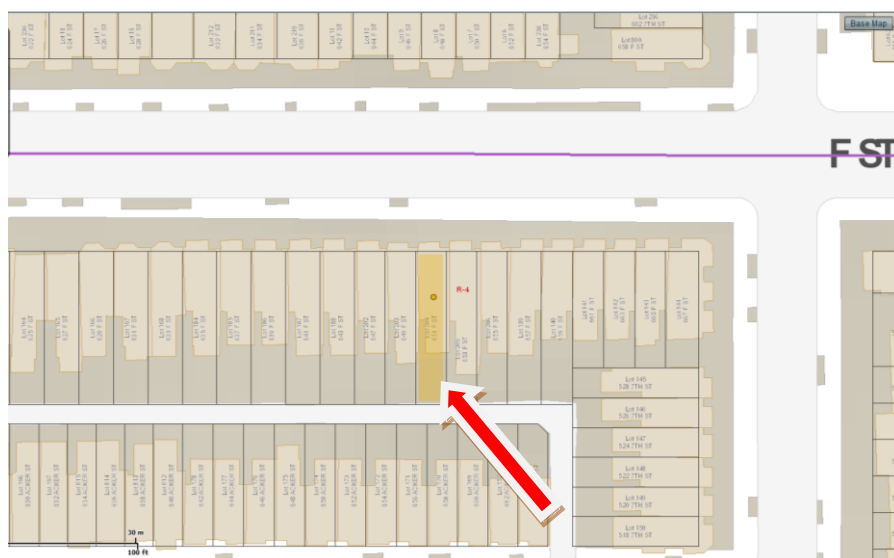
III. PROJECT DESCRIPTION IN BRIEF

Applicant	Joe and Janet Gregor
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Proposal:	<p>The Applicant proposes to build a two-story rear addition in an existing dogleg on the western side of the property (the "Project"). The Proposed Project would not change the existing lot occupancy (66.1%).</p> <p>As of this writing, the Applicant's proposal has not been reviewed by the Historic Preservation Review Board (HPRB). HP staff indicated support for the Project.</p>
Relief Sought:	§223 - Additions to a One-Family Dwellings or Flats



Subject Property



Subject Property

IV. ZONING REQUIREMENTS

R-4 Zone	Regulation	Existing	Proposed ¹	Relief:
Height (ft.) § 400	40 ft. max.	25 ft.	25 ft.	None required
Lot Width (ft.) § 401	18 ft. min.	16 ft.	16 ft.	None required
Lot Area (sq.ft.) § 401	1,800 sq.ft. min.	1,280 sq. ft.	1,280 sq. ft.	None required
Floor Area Ratio § 401	None prescribed	NA	NA	None required
Lot Occupancy § 403	60% max.	66.1%	66.1%	Relief required
Rear Yard (ft.) § 404	20 ft. min.	26'-8"	26'-8"	None required
Side Yard (ft.) § 405	NA	NA	NA	None required
Nonconforming Structure § 2001.3	NA	NA	NA	Relief required

V. OP ANALYSIS:

223 ZONING RELIEF FOR ADDITIONS TO ONE-FAMILY DWELLINGS OR FLATS (R-1)
AND FOR NEW OR ENLARGED ACCESSORY STRUCTURES

223.1 *An addition to a one-family dwelling or flat, in those Residence districts where a flat is permitted, or a new or enlarged accessory structure on the same lot as a one-family dwelling or flat, shall be permitted even though the addition or accessory structure does not comply with all of the requirements of §§ 401, 403, 404, 405, 406, and 2001.3 shall be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.*

Single family row dwellings are a permitted use in this zone. The proposed addition would not change the Subject Property's existing 66.1% lot occupancy, which is 6.1% over the matter of right lot occupancy for a row dwelling located in the R-4 district, but below the 70% permitted by § 223 as a Special Exception.

223.2 *The addition or accessory structure shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:*

(a) *The light and air available to neighboring properties shall not be unduly affected;*

The proposed addition would be restrained in height and is not expected to have a substantially adverse effect on the light or air of any abutting or adjacent dwelling or property. The adjacent property to the west, located at 649 F St NE, does not include windows along the property line and should not be unduly affected by the proposed addition. Similarly, the proposed addition would not extend beyond the Subject Property's existing structure, and should not be visible from the adjacent property to the east (653 F Street). The properties to the south are separated from the Subject Property by a 10 ft. wide alley and should not be unduly affected by the proposed addition.

(b) *The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;*

¹ Information provided by applicant.

The proposed addition would be in scale with that of adjacent dwellings and would maintain the existing structure's two story height. The proposed addition would include one additional window on the first floor and no additional windows on the second floor. Furthermore, the proposed addition would be separated from the neighbors to the south by a 10 ft. public alley and the existing 26 ft. deep rear yard. As a result, the privacy of use and enjoyment of neighboring properties should not be unduly compromised.

- (c) *The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage; and*

The proposed addition would not be viewed from the street, but would be consistent with the existing architectural style of the dwelling and would not substantially visually intrude upon the character, scale, and pattern of houses along the street frontage. The view from the alley would not substantially change as a result of the proposed addition.

- (d) *In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways.*

The Applicant has provided drawings, including site plan and elevations, and photographs, which sufficiently represent the relationship of the proposed addition to adjacent buildings and views from public ways.

- 223.3 *The lot occupancy of all new and existing structures on the lot shall not exceed fifty percent (50%) in the R-1 and R-2 Districts or **seventy percent (70%)** in the R-3, **R-4**, and R-5 Districts.*

The proposed lot occupancy is 66.1 percent, which is permitted as a Special Exception in the R-4 District.

- 223.4 *The Board may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.*

OP has no recommendations for special treatments for this application.

- 223.5 *This section may not be used to permit the introduction or expansion of a nonconforming use as a special exception.*

The subject application would not result in the introduction or expansion of a nonconforming use.

VI. COMMUNITY COMMENTS

The neighbor residing at 649 F Street NE submitted comments supporting the proposed relief.

On February 18, 2014, ANC 6C voted 5-0 to support the Applicant's request for relief.